

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
September 18, 2014

Case #2424: Application of Arcadia Management of 770 West Beech Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16(A) Use; 9-105.16(B) Front Yard; 9-105.16(D) Side Yard; 9-105.16(E) Height; 9-105.16(G) Minimum Lot Size for a new single family dwelling at 54 Arizona Avenue, Long Beach, NY also known as Section 59, Block 262, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #2434: Application of Christina Kellen of 237 East Penn Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105(A) Use; 9-106.2 Mixed Use Prohibited; 9-112.1 Off Street Parking to use an accessory structure for massage therapy and accupuncture at 237 East Penn Street, Long Beach, NY also known as Section 59, Block 128, Lot 157 on the Nassau County Land and Tax Map.

**DECISION: GRANTED 2 Year Conditional/Temporary Variance**

Case #2435: Application of James Coyle of 469 East Walnut Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(J) Subdivision; 9-105.2(D) Side Yards for a sub-division at 469 East Walnut Street, Long Beach, NY also known as Section 59, Block 155, Lot 62 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2437: Application of Kamran Pourgal of 3 Guys Lane, Old Westbury, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3 (j) Sub-Division; 9-105.3 (k) Expanding Use for a sub-division into two building lots and the construction of 1 two (2) family dwelling and 1 one (1) family dwelling at 535 West Market Street, Long Beach, NY also known as Section 59, Block 21, Lots 60-62 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #2438: Application of Kevrich Bros. Corp. of 611 East Park Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(B) Height; 9-105.2(C) Front Yard; 9-105.2(K) Expanding Use for a new 2 family dwelling at 718 Monroe Boulevard, Long Beach, NY also known as Section 59, Block 133, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #2444: Application of Cruzada Evangelica Misionera Church II, Inc. of 265 Long Beach Boulevard, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105(c) Front Yard; 9-105(e) Rear Yard; 9-112(13) Off-Street Parking for a 2nd story addition and additions on the north and south sides of the building at 265 Long Beach Boulevard, Long Beach, NY also known as Section 59, Block 111, Lot 36 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2445: Application of Maria Cantelmo of 27 Florida Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(d) Side Yard for a new side yard deck at 27 Florida Street, Long Beach, NY also known as Section 58, Block 104, Lot 30 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2446: Application of Trina Sabatino of 40 Wyoming Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard; 9-105.5(d) Side Yard to construct a front yard deck and side yard steps at 40 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 258, Lot 8 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2447: Application of Michael Flynn of 335 East Beech Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(e) Rear Yard for a new rear yard deck with stairs at 335 East Beech Street, Long Beach, NY also known as Section 59, Block 142, Lot 56 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2448: Application of Maureen Ciccone of 92 Doyle Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(g) Off Street Parking; 9-113.2(h) Off Street Parking Size for new off street parking in the front yard at 423 East Harrison Street, Long Beach, NY also known as Section 59, Block 148, Lot 50 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2449: Application of Christopher McKenna of 50 Pennsylvania Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Side Yard to elevate the existing house and side yard stairs at 50 Pennsylvania Avenue, Long Beach, NY also known as Section 59, Block 264, Lot 3 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2450: Application of Fred Rossi of 555 West Bay Drive, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(b) Height for construction of a new 2 story FEMA compliant house at 555 West Bay Drive, Long Beach, NY also known as Section 59, Block 19, Lot 64 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2451: Application of Paul Mistretta and Priscilla Cipollini of 275 West Pine Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(b) Height; 9-105.1(c) Front Yard; 9-105.1(e) Rear Yard to raise the existing house at 275 West Pine Street, Long Beach, NY also known as Section 59, Block 53, Lot 80 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2452: Application of Jared Mandel Architect PC of 25 Hillside Avenue, Williston Park, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(b) Height for a new single family dwelling at 25 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 253, Lot 31 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Dated: September 18, 2014  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman